

# TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 8

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN EDEN, COUNTY OF WEBER, STATE OF UTAH NOVEMBER 2016

LINE TABLE		
LINE	LENGTH	BEARING
L1	161.046	S32° 37' 38.97"W
L2	23.881	S88° 09' 13.00"W
L3	15.055	N17° 10' 22.00"W
L4	14.680	S82° 16' 15.73"W
L5	171.807	S32° 37' 38.97"W
L6	43.372	N01° 23' 07.10"E
L7	27.346	S54° 01' 17.25"W
L8	38.204	N89° 44' 04.38"W
L9	43.069	S74° 36' 16.69"W
L10	44.329	S85° 37' 23.53"W
L11	26.915	S71° 06' 26.23"W
L12	39.506	S74° 43' 14.11"W
L13	34.259	S62° 09' 29.21"W
L14	54.105	S79° 08' 16.19"W
L15	54.395	N86° 12' 07.60"W
L16	46.654	S73° 50' 23.50"W
L17	64.298	N83° 47' 31.74"W

LINE TABLE		
LINE	LENGTH	BEARING
L18	63.890	N80° 24' 32.29"W
L19	57.257	N74° 42' 39.93"W
L20	37.759	N59° 32' 27.03"W
L21	20.686	S72° 18' 53.44"W
L22	37.106	S33° 16' 41.07"W
L23	42.436	S88° 47' 48.92"W
L24	49.120	S63° 56' 38.70"W
L25	43.551	N88° 36' 33.36"W
L26	49.560	S85° 25' 30.40"W
L27	55.954	S60° 32' 40.47"W
L28	65.811	N88° 28' 12.60"W
L29	80.363	S79° 11' 29.84"W
L30	51.681	S71° 56' 23.37"W
L31	39.563	S54° 42' 29.83"W
L32	43.745	S77° 51' 00.29"W
L33	24.548	S75° 01' 14.24"W
L34	125.193	N18° 25' 13.99"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	100.000	24.548	14°03'55"	N57°03'37"W	24.49
C2	100.000	78.928	45°13'22"	N27°24'59"W	76.90
C3	100.000	84.177	48°13'47"	N4°02'19"E	81.71
C4	130.190	60.628	26°46'12"	S53°21'27"W	60.28
C5	130.190	48.536	21°21'37"	S77°25'21"W	48.26
C6	55.000	61.302	63°51'37"	S59°55'01"E	58.18
C7	55.000	61.504	64°04'18"	S04°02'57"W	58.35
C8	55.000	74.749	77°52'09"	S75°01'10"W	69.13
C9	55.000	56.620	58°59'01"	N36°33'15"W	54.15
C10	70.015	58.948	48°14'22"	N64°01'42"E	57.22
C11	70.000	17.184	14°03'55"	N57°03'37"W	17.14
C12	55.000	78.228	81°29'36"	N71°52'11"E	71.80
C13	55.000	59.785	62°16'51"	S36°14'35"E	56.89
C14	55.000	47.676	49°39'57"	S19°43'49"W	46.20
C15	55.000	68.485	71°20'39"	S80°14'07"W	64.15
C16	130.000	31.913	14°03'55"	N57°03'37"W	31.83
C17	130.000	36.018	15°52'28"	N42°05'25"W	35.90
C18	55.000	26.152	27°14'37"	S17°54'27"E	25.91



### SURVEYOR'S CERTIFICATE

I, LYLE BISSEGGER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, AND THAT I HOLD CERTIFICATE NO. 276082 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYING LICENSING ACT. I ALSO CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-21-17 AND THAT I HAVE VERIFIED ALL MEASUREMENTS SHOWN HEREON THIS PLAT OF TRAPPERS RIDGE AT WOLF CREEK P.R.U.D. PHASE 8 IN WEBER COUNTY, UTAH AND THAT IT 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 ALL LOTS MEET THE REQUIREMENTS OF WEBER COUNTY LAND USE COD WCO 106-18(C)(1). MONUMENTS HAVE BEEN FOUND OR PLACED AS REPRESENTED ON THIS PLAT.

SIGNATURE: \_\_\_\_\_  
 REGISTRATION NO.: 376082

### LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 23, AND THE NORTHWEST QUARTER OF SECTION 23, T.7N, R.1E, OF THE SALT LAKE BASE AND MERIDIAN, EDEN, WEBER COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BASIS OF BEARING:  
 THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, T.7N, R.1E, SALT LAKE BASE AND MERIDIAN, MONUMENTED ON THE WEST BY A 3" BRASS CAP, STAMPED WEBER COUNTY, AND ON THE EAST BY A 3" BRASS CAP, STAMPED WEBER COUNTY, AND IS CONSIDERED TO BEAR S89°14'39".  
 COMMENCING AT THE CENTER CORNER OF SAID SECTION 22, THENCE S90°00'00" A DISTANCE OF 2912.91 FEET, THENCE S00°00'00" A DISTANCE OF 2593.95 FEET TO A POINT ON THE EAST LINE OF ELKHORN SUBDIVISION, PHASE 3, SAID POINT ALSO BEING THE POINT OF BEGINNING.  
 THENCE ALONG THE EAST LINE OF SAID ELKHORN SUBDIVISION THE FOLLOWING FIVE (5) COURSES:  
 THENCE N58°18'49"E A DISTANCE OF 68.60 FEET;  
 THENCE N88°17'54"E A DISTANCE OF 172.79 FEET;  
 THENCE N28°21'04"E A DISTANCE OF 73.83 FEET;  
 THENCE N45°52'46"E A DISTANCE OF 143.92 FEET;  
 THENCE N65°13'30"E A DISTANCE OF 124.27 FEET TO A POINT ON THE SOUTHWEST LINE OF ELKHORN SUBDIVISION, PHASE 4.  
 THENCE ALONG THE SOUTHWEST LINE OF SAID ELKHORN SUBDIVISION THE FOLLOWING FIVE (5) COURSES:  
 THENCE S64°05'34"E A DISTANCE OF 107.47 FEET;  
 THENCE S57°52'09"E A DISTANCE OF 126.51 FEET;  
 THENCE S49°24'27"E A DISTANCE OF 63.32 FEET;  
 THENCE S50°06'38"E A DISTANCE OF 473.72 FEET TO A POINT ON THE NORTH LINE OF TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 5.  
 THENCE S88°09'13"W A DISTANCE OF 37.43 FEET ALONG THE NORTH LINE OF SAID TRAPPER RIDGE AT WOLF CREEK TO A POINT OF CURVATURE;  
 THENCE ALONG SAID CURVE TO THE RIGHT WHOSE CENTER BEARS S55°50'49"W, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 29°20'53" AND A LENGTH OF 66.59 FEET;  
 THENCE S04°48'18"W A DISTANCE OF 43.53 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BIG HORN PARKWAY SAID POINT ALSO BEING POINT OF CURVATURE;  
 THENCE ALONG SAID CURVE TO THE LEFT, AND ALSO SAID NORTHERLY RIGHT OF WAY, WHOSE CENTER BEARS S01°20'44"W, HAVING A RADIUS OF 80 FEET, A CENTRAL ANGLE OF 12°18'55" AND A LENGTH OF 60.12 FEET;  
 THENCE N04°48'18"W A DISTANCE OF 43.53 FEET TO A POINT OF CURVATURE;  
 THENCE ALONG SAID CURVE TO THE LEFT WHOSE CENTER BEARS S85°11'42"W, HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 49°13'22" AND A LENGTH OF 55.25 FEET;  
 THENCE S01°02'39"W A DISTANCE OF 25.96 TO A POINT ON THE NORTH LINE OF TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 5.  
 THENCE S88°09'13"W A DISTANCE OF 986.20 FEET ALONG THE NORTH LINE OF SAID TRAPPER RIDGE AT WOLF CREEK TO A POINT ON THE EAST LINE OF ELKHORN SUBDIVISION, PHASE 3.  
 THENCE N17°10'22"W A DISTANCE OF 157.52 FEET ALONG THE EAST LINE OF SAID ELKHORN SUBDIVISION TO THE POINT OF BEGINNING.  
 CONTAINING 375,390 SQUARE FEET OR 8.618 ACRES MORE OR LESS.

### OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HERON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:  
 TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 8  
 AND DO HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER.

AND HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE AND CANAL MAINTENANCE EASEMENTS THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND DO HEREBY GRANT AND CONVEY TO THE SUBDIVISION LOT (UNIT) OWNERS ASSOCIATION, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT (UNIT) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO THE COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES.

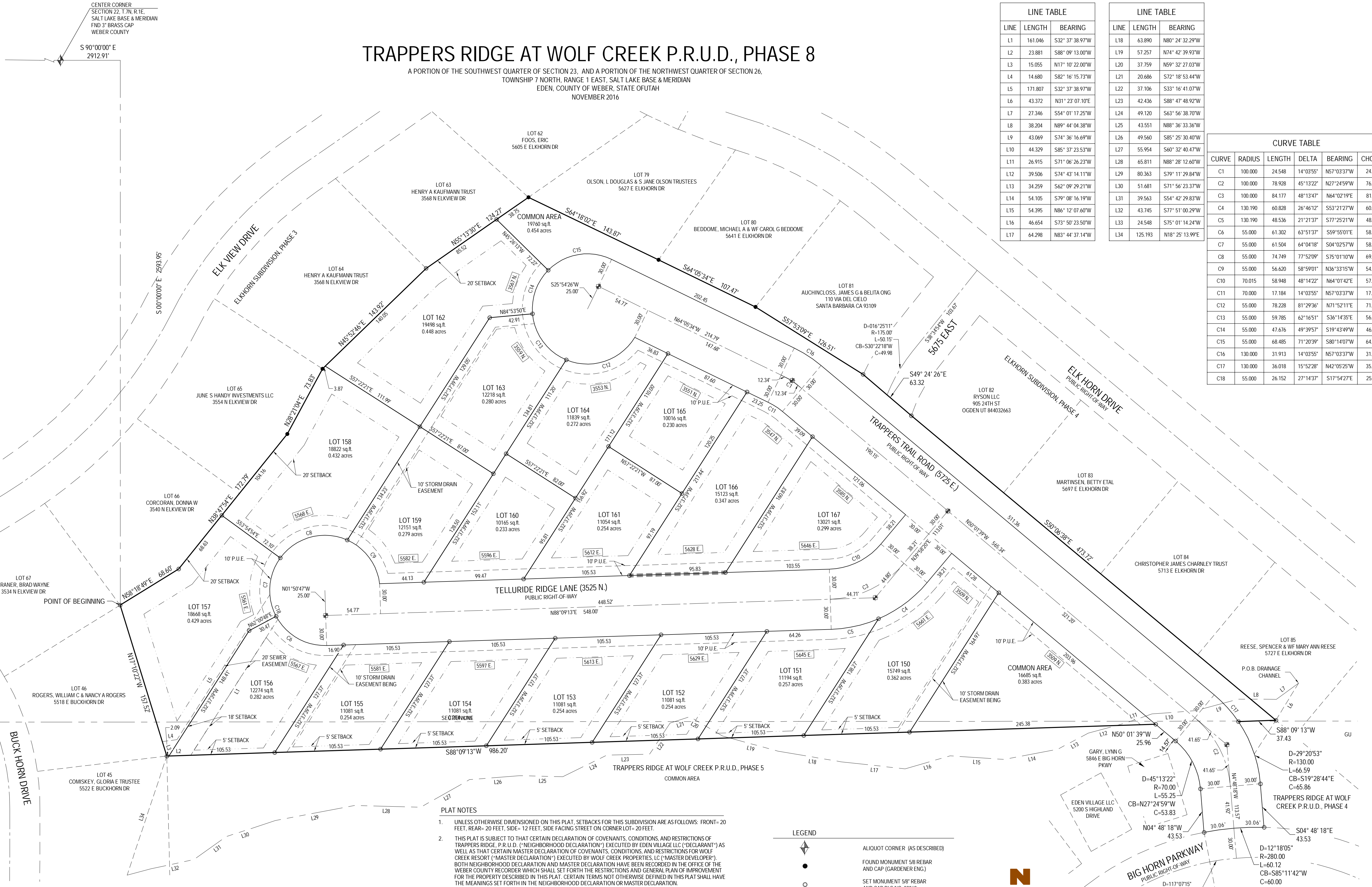
SIGNED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
 EDEN VILLAGE LLC,  
 RUSS WATTS, MANAGING MEMBER

### ACKNOWLEDGMENT

STATE OF UTAH )  
 COUNTY OF WEBER ) SS  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, PERSONALLY APPEARED BEFORE ME RUSS WATTS, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MANAGING MEMBER OF THE FAIRWAYS AT TRAPPERS RIDGE, L.L.C. AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND RUSS WATTS ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC

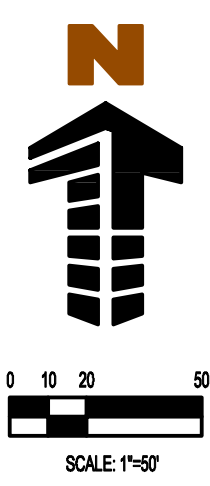


### PLAT NOTES

- UNLESS OTHERWISE DIMENSIONED ON THIS PLAT, SETBACKS FOR THIS SUBDIVISION ARE AS FOLLOWS: FRONT-20 FEET, REAR-20 FEET, SIDE-12 FEET, SIDE FACING STREET ON CORNER LOT-20 FEET.
- THIS PLAT IS SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF TRAPPERS RIDGE AT WOLF CREEK P.R.U.D. ("NEIGHBORHOOD DECLARATION") EXECUTED BY EDEN VILLAGE LLC ("DECLARANT") AS WELL AS THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WOLF CREEK RESORT ("MASTER DECLARATION") EXECUTED BY WOLF CREEK PROPERTIES, LC ("MASTER DEVELOPER"), BOTH NEIGHBORHOOD DECLARATION AND MASTER DECLARATION HAVE BEEN RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER WHICH SHALL SET FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED IN THIS PLAT. CERTAIN TERMS NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS SET FORTH IN THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION.
- PURSUANT TO THE NEIGHBORHOOD DECLARATION, THE TRAPPERS RIDGE HOMEOWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("COMMUNITY ASSOCIATION") IS RESPONSIBLE FOR MAINTAINING ALL COMMON AREAS. IF ANY, AND SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER ALL PARCELS FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE NEIGHBORHOOD DECLARATION.
- AS FURTHER DESCRIBED IN THE NEIGHBORHOOD DECLARATION, ALL LOTS AND ALL RESIDENCES AND IMPROVEMENTS CONSTRUCTED THEREON, SHALL COMPLY WITH THE ARCHITECTURAL CONTROL COMMITTEE ("COMMITTEE"). NO CONSTRUCTION, INSTALLATION, OR OTHER WORK WHICH IN ANY WAY ALTERS THE APPEARANCE OF ANY PROPERTY OR LOT WITHIN THE PROJECT, OR ANY RESIDENCES OR IMPROVEMENTS LOCATED THEREON, SHALL BE MADE OR DONE WITHOUT COMPLIANCE WITH THE COMMITTEE AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION.
- AS FURTHER DESCRIBED IN THE MASTER DECLARATION, ALL LOTS, AND ALL RESIDENCES AND IMPROVEMENTS CONSTRUCTED THEREON, SHALL COMPLY WITH THE DESIGN REVIEW BOARD ("BOARD"). NO CONSTRUCTION, INSTALLATION, OR OTHER WORK WHICH IN ANY WAY ALTERS THE APPEARANCE OF ANY PROPERTY OR LOT WITHIN THE PROJECT, OR ANY RESIDENCES OR IMPROVEMENTS LOCATED THEREON, SHALL BE MADE OR DONE WITHOUT COMPLIANCE WITH THE BOARD AS DESCRIBED IN THE MASTER DECLARATION.
- THE NEIGHBORHOOD DECLARATION SETS FORTH THE TERMS AND RESTRICTIONS FOR NIGHTLY RENTALS AND LEASING OF LOTS WITHIN THE PROJECT.
- THE SIDE LOT LINES WILL BE MONUMENTED AT THE INTERSECTION OF THE EXTENSION OF THE SIDE LOT LINES AND BACK OF CURB WITH A COPPER RIVET.

### LEGEND

- ALIOUIT CORNER (AS DESCRIBED)
- FOUND MONUMENT 5/8 REBAR AND CAP (GARDENER ENG)
- SET MONUMENT 5/8" REBAR AND CAP PLS NO. 38669
- PROPOSED CENTERLINE MONUMENT
- PROPOSED BOUNDARY LIMITS
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING BOUNDARY
- PUBLIC UTILITY EASEMENT
- EXISTING RIGHT OF WAY LINE
- SET BACK LINE
- NO ACCESS LINE
- SECTION LINE



### TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 8

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN EDEN, COUNTY OF WEBER, STATE OF UTAH

DEVELOPER  
**TRAPPERS RIDGE AT WOLF CREEK LLC**  
 5200 S. HIGHLAND DRIVE STE 101  
 SALT LAKE CITY, UT 84117

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

WEBER COUNTY SURVEYOR  
 I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN THE COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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\_\_\_\_.

WEBER COUNTY PLANNING COMMISSION APPROVAL  
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY COMMISSION ACCEPTANCE  
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF THE 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\_\_\_\_.

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT  
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WOLF CREEK WATER AND SEWER DISTRICT ON THE DAY OF \_\_\_\_\_, 20\_\_\_\_.



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