THE FAIRWAYS AT WOLF CREEK P.R.U.D., PHASE 5

A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN EDEN, COUNTY OF WEBER, STATE OFUTAH **NOVEMBER 2016**

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. 376082 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 EITHE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND THAT I HAVE VERIFIED ALL MEASUREMENTS SHOWN HEREON THIS PLAT OF TRAPPERS RIDE 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 RECORDERS OFFICE, AND ALL LOTS MEET THE REQUIREMENTS OF WEBER COUNTY LAND USE COD WCO 106-1-8(C)(1). MONUMENTS HAVE BEEN FOUND OR PLACED AS REPRESENTED ON THIS PLAT

REGISTRATION NO.: 376082

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 22, 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 WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, T.7N., R.1E. OF THE SALT LAKE BASE AND MERIDIAN, MONUMENTED ON THE SOUTH BY A 3" BRASS CAP, STAMPED WEBER COUNTY, AND ON THE NORTH BY A 3" BRASS CAP, STAMPED WEBER COUNTY, AND IS CONSIDERED TO BEAR

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22, THENCE NO0°20'47"E ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 400.01 FEET TO THE POINT OF BEGINNING: THENCE N00°20'47"E ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 1248.69 FEET:

THENCE S56°49'08"E, A DISTANCE OF 164.53 FEET; THENCE S59°08'40"E, A DISTANCE OF 60.09 FEET

THENCE S53°09'24"E, A DISTANCE OF 159.59 FEET THENCE \$55°14'14"W. A DISTANCE OF 34.64 FEET

THENCE S04°04'29W, A DISTANCE OF 785.51 FEET THENCE N86°01'15" W, A DISTANCE OF 98.86 FEET;

THENCE S18°46'41"W, A DISTANCE OF 78.02 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT WHOSE CENTER BEARS S71°13'19"E, HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 37°57'45" AND A LENGTH OF 46.38 FEET; THENCE S19°11'06"E, A DISTANCE OF 19.91 FEET TO A POINT OF CURVATURE

THENCE ALONG SAID CURVE TO THE RIGHT WHOSE CENTER BEARS \$70°48'54"W, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 14°38'43" AND A LENGTH OF 58.79 FEET; THENCE S04°36'50"E, A DISTANCE OF 28.67 FEET

THENCE S85°23'10"W, A DISTANCE OF 5.49 FEET TO A POINT ON THE NORTH LINE OF FAIRWAY OAKS AT WOLF CREEK PRUD PHASE 1, 1ST AMENDMENT; THENCE S78°24'08"W, A DISTANCE OF 60.00 FEET ALONG THE NORTH LINE OF SAID FAIRWAY OAKS AT

THENCE N89°14'39"W, A DISTANCE OF 73.37 FEET ALONG THE NORTH LINE OF SAID FAIRWAY OAKS AT WOLF CREEK TO THE POINT OF BEGINNING,

CONTAINING 276,979 SQUARE FEET, OR 6.36 ACRES MORE OR LESS.

OWNERS DEDICATION

WE. THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID

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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 PRUD 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 UNIT OWNER ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER 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

SIGNED THIS THE______ DAY OF______ , 20___

THE FAIRWAYS AT WOLF CREEK LLC RUSS WATTS, MANAGING MEMBER

ACKNOWLEDGMENT STATE OF UTAH COUNTY OF WEBER

, 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 WOLF CREEK, 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

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.

WEBER COUNTY SURVEYOR I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, MONUMENTS ON RECORD IN THE COUNTY OFFICES. THE APPROVAL RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT THEREWITH. SIGNED THIS . DAY OF

LEGEND

EXISTING LOT LINE

EXISTING RIGHT OF WAY LINE

THIS SURVEY AND SUBSEQUENT SUBDIVISION PLAT WERE COMPLETED AT THE REQUEST OF THE "EDEN

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, T.7N., R.1E. OF THE SALT LAKE BASE AND

MERIDIAN, MONUMENTED ON THE SOUTH BY A 3" BRASS CAP, STAMPED WEBER COUNTY, AND ON THE

NORTH BY A 3" BRASS CAP, STAMPED WEBER COUNTY, AND IS CONSIDERED TO BEAR N00°20'47"E.

VILLAGE LLC" FRO THE PURPOSE OF SUBDIVIDING THEIR PROPERTY TO CREATE RESIDENTIAL LOTS.

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENT.

WEBER COUNTY ENGINEER

WEBER COUNTY PLANNING COMMISSION APPROVAL THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH | APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE

CHAIRMAN-WEBER COUNTY PLANNING COMMISSION

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

(CHECK TITLE REPORT)

PER FIRST REVIEW

THE DAY OF

STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT

WCU LLC DBA WOLF CREEK UTAH LLC PARCEL NO. 22-017-0009 S55° 14' 14"W - 10' SETBACK -105.06 LOT 85 LOT 86 13357 sa.ft. 10064 sq.ft. 10928 sq.ft. 0.307 acres 0.231 acres └─ 10' SETBACK __ L=59.80' 11125 sq.ft. 0.251 acres └─ 10' SETBACK 10' STORM DRAIN LOT 89 10766 sq.ft. CB=N51°00'39"E LOT 90 D=14°38'43" EASEMENT 10895 sq.ft. 0.247 acres 10969 sq.ft. R=230.00' 0.250 acres 0.252 acres 11692 sq.ft. -L=58.79' 0.268 acres CB=S11°51'44"E D=37°57'45" S19° 11' 06"E C=58.63' COMMON AREA "K" 105.00' R=70.00' S04° 36′ 50"E (PRIVATE) L=46.38'-28.67' 115.00 1265 sq.ft. PATIO SPRINGS DRIVE (4710 E.) CB=S00°12'12"E S85° 23' 10"W 0.029 acres D=6°24'57" R=470.00' ← L=52.63' 4129 N. CB=N08°23'10"W 100.00' 105.00' 4115 N . 10' P.U.E. -105.00' 110.00 115.00 4039 N. 4023 N. LOT 97 12395 sq.ft. LOT 96 10090 sq.ft. 14196 sq.ft. LOT 94 10958 sq.ft. 0.285 acres 11155 sq.ft. 0.232 acres 10796 sq.ft. 0.326 acres 0.252 acres 10925 sq.ft. 0.256 acres 11000 sa.ft. 0.248 acres LOT 92 0.251 acres 0.253 acres 13305 sq.ft. 10' STORM DRAIN *─*N89°14'39"W 73.37' EASEMENT (PRIVATE) JEFFREY WITTENBERG POINT OF 3953 N PATIO SPRINGS RD. 12034 sq.ft. 0.276 acres BEGINNING 10.21' N00°20'47"E 2678.72 (MON-MON) BASIS OF BEARING SECTION 22, T.7N, R.1E. Every existing right-of-way and easement grant of record for underground SALT LAKE BASE & MERIDIAN facilities, as defined in UCA Section 54-8a-2, and for other utility facilities. UCA

SIGNATURE

WEBER COUNTY

1. UNLESS OTHERWISE DIMENSIONED ON THIS PLAT, SETBACKS FOR THIS SUBDIVISION ARE AS FOLLOWS: FRONT= 15 FEET, REAR= 15 FEET, SIDE= 9 FEET, SIDE FACING STREET ON CORNER LOT=

2. THIS PLAT IS SUBJECT TO THAT CERTAIN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE FAIRWAYS AT WOLF CREEK PRUD ("NEIGHBORHOOD DECLARATION") EXECUTED BY FAIRWAYS AT WOLF CREEK 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 OR MASTER DECLARATION.

3. PURSUANT TO THE NEIGHBORHOOD DECLARATION, THE FAIRWAYS AT WOLF CREEK OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("COMMUNITY ASSOCIATION") IS RESPONSIBLE FOR MAINTAINING ALL COMMUNITY 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.

4. 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.

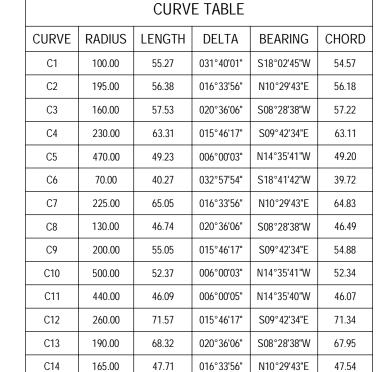
5. AS FURTHER DESCRIBED IN THE MASTER DECLARATION, ALL LOTS, AND ALL RESIDENCES AND IMPROVEMENTS CONSTRUCTED THEREON, SHALL COMPLY WITH THE DESIGN REVIEW BOARD ("BOARD"). NO CONSTRUCTION, INSTALLATION, OR OTHER WORK WHICH IN ANY WAY ALTERS THE APPEARANCE OF ANY PROPERTY OR LOT WITHIN THE PROJECT, OR ANY RESIDENCES OR IMPROVEMENTS LOCATED THEREON, SHALL BE MADE OR DONE WITHOUT COMPLIANCE WITH THE BOARD AS DESCRIBED IN THE MASTER DECLARATION.

6. THE NEIGHBORHOOD DECLARATION SETS FORTH THE TERMS AND RESTRICTIONS FOR NIGHTLY RENTALS AND LEASING OF LOTS WITHIN THE PROJECT.

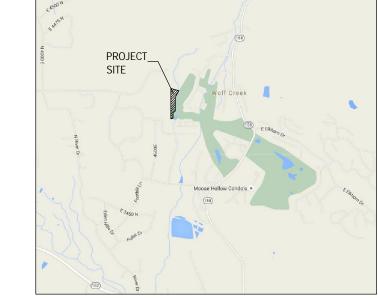
ALIQUOT CORNER (AS DESCRIBED) FOUND MONUMENT 5/8 REBAR AND CAP (GARDENER ENG.) SET MONUMENT 5/8" REBAR AND CAP PLS NO. 38069 PROPOSED CENTERLINE MONUMENT PROPOSED BOUNDARY LIMITS PROPOSED LOT LINE PROPOSED RIGHT OF WAY LINE EXISTING BOUNDARY

OPHIEKNS AND COINC

PARCEL NO. 22-015-0090



130.00 70.27 030°58'07" S17°41'48"W 69.41



VICINITY MAP NOT TO SCALE

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A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN EDEN, COUNTY OF WEBER, STATE OF UTAH

THE FAIRWAYS AT WOLF CREEK LLC

SALT LAKE CITY, UT 84117

SIGNED THIS

SECTION CORNER DATA AND FOR HARMONY WITH LINES AND OF THIS PLAT BY THE WEBER COUNTY SURVEYORS DOES NOT FROM RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED

COUNTY SURVEYOR

CHAIRMAN, WEBER COUNTY COMMISSION

GENERAL MANAGER

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WOLF CREEK WATER AND SEWER DISTRICT ON | ENTRY NO:

WEBER COUNTY RECORDER

Trolley Corners Building

Salt Lake City, UT 84102

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RECORDED#

SECTION 22, T.7N, R.1E, SALT LAKE BASE & MERIDIAN

FND 3" BRASS CAP

WEBER COUNTY